

## Metal Roof Project Report

On March 28, 2022 an update was requested about the Metal Roof Project.

- Periodically there have been requests to replace tile roofs with metal roofs.
  - All have been rejected since they are not allowed by the HOA documents.
  - Among the most recent were requests received in the June/ July, 2021 time frame.
  - Any other received before adoption of a new community standard must also be rejected.
- At the annual meeting there were two main issues the HOA asked the BOD (Board of Directors) to review.
  - Docks and Decks.
    - This was taken up at the November, 2021 meeting. The minutes and audio tape of this meetings is available on the Bonita Lakes website: [www.bonitalakes.org](http://www.bonitalakes.org)
  - Metal Roofs.
    - A joint training of the BOD, ACC (Architectural Control Committee) and Violations Committee was held. At this meeting the ACC was asked to take up this project.
- The ACC met in February and started the project.
  - The BOD was advised that the project had many steps to conduct and would be ready in August, 2022.
  - The BOD asked if the project could be conducted sooner.

- The ACC chairman indicated that he would need more manpower and two members of the BOD with previous ACC experience volunteered to assist.
- As of March 29, 2022, there have been four meetings.
  - These include:
    - Organizational meeting.
    - Two meetings with different metal roof providers
    - A meeting making individual assignments to the members of ACC subcommittee.
- What else is left to do:
  - Obtain locations for where the ACC subcommittee can see this type of roof.
  - View the roof installation and how the roofs are holding up.
  - Determine the availability of the roofing materials.
  - Check the design of the roof.
    - They have to meet the aesthetic standard of the documents.
  - Materials.
    - Metal.
    - Granular.
  - Maintenance requirements.
    - There are concerns about how the roof will stand up to high pressure cleaning.
    - There is a process called a soft clean which may give a better result.

- Colors.
  - Several colors have been proposed.
    - Most will meet the aesthetics standard.
    - Two darker selections have been presented.
      - There are concerns that the inclusion of these colors will slow down the project, since there are concerns whether the color is different enough to result in violating the document aesthetic standard.
      - There are concerns that they are dark enough to appear to be dirty. The HOA will send out letters advising homeowners that their roof is in need of cleaning.
- Meeting with HOA attorney.
  - Our lawyer will advise if the proposed project meets the aesthetic standard.
  - The attorney will advise if the project meets all community standard requirements of the HOA.
- There was a question as to why go through such a thorough process if there is a Miami Dade standard.
  - The Miami Dade is the minimum standard allowed.
- The ACC subcommittee will present the project recommendations to the BOD.
- The BOD will review the project and determine if any changes are needed.
- If approved, the BOD will schedule a first and second reading of the project and receive comments from the community.

- The BOD will recommend the project as presented or amended.